050.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,106,100	/	1,106,100
USE VALUE:	1,106,100	/	1,106,100
ASSESSED:	1,106,100	/	1,106,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MISHKIN NATHANIEL/JUDITH
Owner 2:	
Owner 3:	
Street 1:	38 RUSSELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRAMER LINDA M -
Owner 2:	-
Street 1:	38 RUSSELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 2401 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	665,100		441,000	1,106,100
Total Card	0.161	665,100		441,000	1,106,100
Total Parcel	0.161	665,100		441,000	1,106,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.68 | /Parcel: 460.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

34849

GIS Ref

GIS Ref

Insp Date

11/29/18

!4199!

PREVIOUS ASSESSMENT

Parcel ID 050.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	665,100	0	7,000.	441,000	1,106,100	1,106,100	Year End Roll	12/18/2019
2019	101	FV	519,100	0	7,000.	441,000	960,100	960,100	Year End Roll	1/3/2019
2018	101	FV	519,100	0	7,000.	296,100	815,200	815,200	Year End Roll	12/20/2017
2017	101	FV	519,100	0	7,000.	283,500	802,600	802,600	Year End Roll	1/3/2017
2016	101	FV	519,100	0	7,000.	258,300	777,400	777,400	Year End	1/4/2016
2015	101	FV	483,700	0	7,000.	207,900	691,600	691,600	Year End Roll	12/11/2014
2014	101	FV	483,700	0	7,000.	185,900	669,600	669,600	Year End Roll	12/16/2013
2013	101	FV	483,700	0	7,000.	176,400	660,100	660,100		12/13/2012

PRINT

Date	Time
12/10/20	19:15:30

LAST REV

Date	Time
10/09/19	10:42:32

apro

4199

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAMER LINDA M	53378-120		8/12/2009		799,000	No	No		
HASSOUN PATRICE	25776-576		10/31/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2014	1357	Redo Kit	32,930					Replace kitchen ca
1/9/2012	23	Manual	2,410					air sealing & insu
6/2/2011	531	Addition	156,751					w/OPEN & COVERED D
5/13/2010	427	New Wind	16,000					12 REPLAVEMENT WIN
4/2/2009	202	Manual	4,000					
5/16/2008	472	Re-Roof	11,263	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Meas/Inspect	DGM	D Mann
11/12/2018	MEAS&NOTICE	CC	Chris C
5/14/2009	Meas/Inspect	372	PATRIOT
2/14/2000	Inspected	197	PATRIOT
1/4/2000	Measured	263	PATRIOT
1/4/2000	Mailer Sent		
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	11									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08731771
Const Adj.:	0.99989998
Adj $ / SQ:	141.337
Other Features:	123842
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745596
Depreciation:	80524
Depreciated Total:	665072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

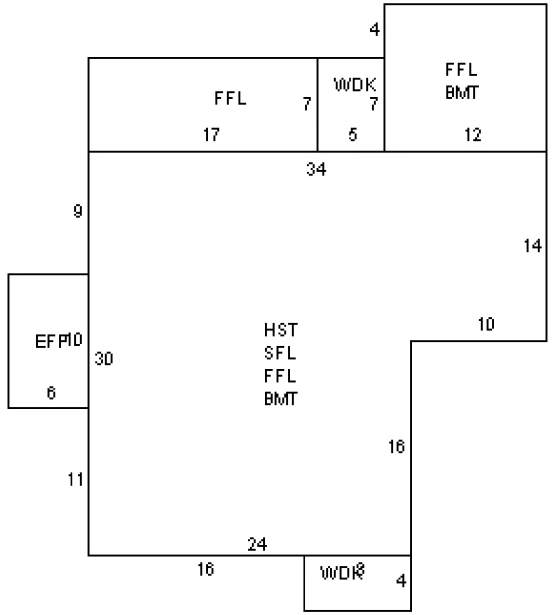
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	206.35
Special Features:	0	Val/Su Net:	188.95
Final Total:	665100	Val/Su SzAd	277.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,111	141.340	157,026
BMT	Basement	992	42.400	42,062
SFL	Second Floor	860	141.340	121,550
HST	Half Story	430	141.340	60,775
WDK	Deck	67	16.000	1,072
EFP	Enclos Porch	60	72.590	4,356

Net Sketched Area:	3,520			Total:	386,841
Size Ad	2401	Gross Are	3950	FinArea	2401

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	